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LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS: That I, Margaret Banaga,
the undersigned (jointly and severally if more than one, hereinafter collectively "principal"), hereby make, constitute and appoint
Isidro Hernandez

principal's true and lawful attorney to act for principal and in principal's name, place and stead and for principal's use and benefit:

- (a) To represent me in all legal matters pertaining to real property commonly known as 728 S. Fetterly, Los Angeles, Ca. 90022.
- (b) To speak for me and to act on my behalf before any and all agencies and departments of city and county government.

Principal hereby grants to said attorney in fact full power and authority to do and perform each and every act and thing which may be necessary, or convenient, in connection with any of the foregoing, as fully, to all intents and purposes, as principal might or could do if personally present, hereby ratifying and confirming all that our said attorney in fact shall lawfully do or cause to be done by authority hereof.

This Limited Power of Attorney is granted for a period of one year from date and shall become effective on March 14, 1995 and shall terminate on March 13, 1996.

Wherever the context so requires, the singular number includes the plural.

WITNESS my hand this 14th day of March, 1995

Margaret Banaga
Margaret Banaga

STATE OF California

COUNTY OF Los Angeles

On 3/14/95 before me, Jose R. Jimenez

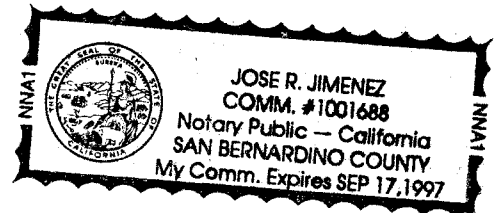
(NAME, TITLE OF OFFICER-I.E. "JANE DOE, NOTARY PUBLIC")

personally appeared Margaret Banaga

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

Jose R. Jimenez
Jose R. Jimenez



(SEAL)

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LIMITED POWER OF ATTORNEY
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